



Freeland and Associates, Inc.

220 W. Champion St., Suite 200

Bellingham, Washington

(360) 650-1408

February 22, 2019

City of Mount Vernon Development Services
Stormwater Division
910 Cleveland Avenue
Mount Vernon, WA 98273

Attention: Mr. Alan Danforth

**Subject: High Point Estates
Preliminary Stormwater Design
F&A Project No. 18048**

Dear Mr. Danforth:

The project proponent plans to develop an undeveloped tract of land located north of East Division Street, West of North 53rd Street, East of the future Crested Butte Boulevard alignment, and south of an existing PUD in Mount Vernon, Washington. Refer to *the Neighborhood Detail Map* for the project location. This letter serves as a preliminary drainage proposal for the project.

The subject property occupies 15.28 acres of land and forms an irregular shape. The property has two access point, North 53rd Street and Crested Butte Boulevard to the north. The property is situated in the R-1, 4.0 zoning. Adjacent property uses include single family residences to the north, vacant land to the west-southwest, a newly constructed school to the northwest, and City of Mount Vernon UGA to the south and east.

At this time, the property contains no structures. Vegetation on the site is dominated by mature forest. Multiple wetlands exist throughout the site in low lying depressions and hummocky areas.

Topography within the site slope to generally slopes to the southwest and the northeast. The southwest basin slopes gently to the northeast intersection of East Division Street and North 53rd Street. The northeast basin slopes to the east- northeast to a swale located along the eastern property line. This ditch drains north to the existing development and the storm drain system in Crested Butte Boulevard.

The owner intends develop the site to a 49-lot single family residential plat with associated access roads, frontage improvements, and utility infrastructure. The primary site access for vehicular traffic will be from North 53rd Street. Due to the existing alignment of Crested Butte Boulevard from the development to the north, the connection point will be gated and for emergency vehicles only. Associated developments for the project include municipal utility extensions, fire hydrant installation, and two stormwater facility tracts. Most of the onsite wetlands will be filled to support the development; however, the total will remain under 0.50 acres. Refer to the *Preliminary Civil Plan documents* for the proposed plat layout.

The project will create and replace more than 5,000 square feet of impervious surface and those surfaces will be subject to Minimum Requirements #1 through #9 as provided in City of Mount Vernon Municipal Code (MVMC) 13.33.060. This project will require stormwater treatment, flow control, and review of low impact development (LID) techniques.

Stormwater management will be provided through use of best management practices outlined in the 2014 DOE SWMM. Pollution-generating hard surfaces on the site will receive stormwater treatment through a stormwater wetpond or similar. Stormwater flow control will be employed on the site in two detention ponds with control structures and outfall to the municipal storm system in North 53rd Street and Crested Butte Boulevard. Detailed stormwater design information will be provided with the construction documents. Preliminary WWHM modeling for both ponds is available upon request.

Please let us know if you have any questions or concerns regarding these observations.

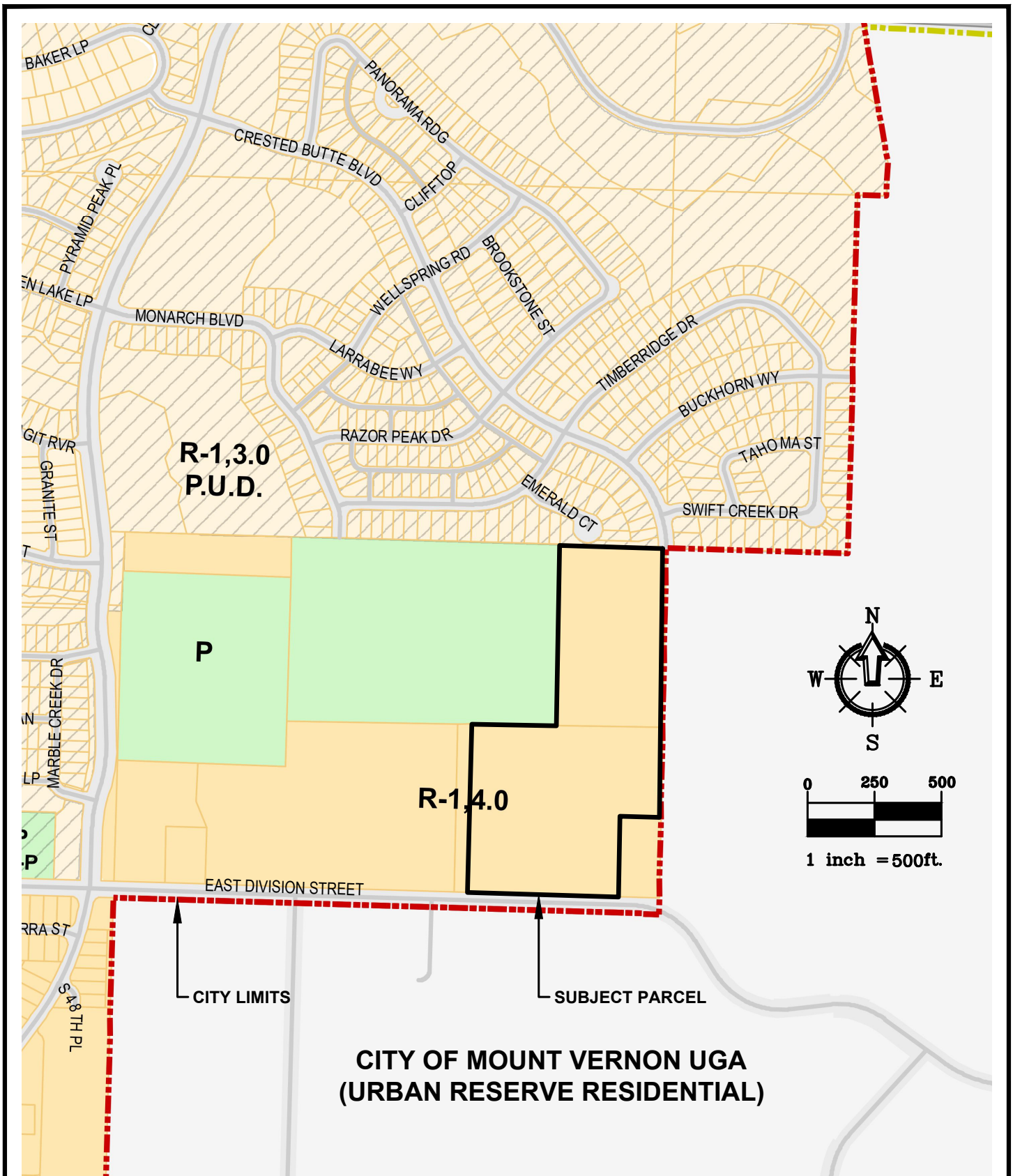
Sincerely,
Freeland and Associates, Inc.



Jean-Paul (J.P.) Slagle, PE

Encl. *Neighborhood Detail Map*
 Stormwater Basin Exhibits
 Preliminary Plans

Neighborhood Detail Map



**CITY OF MOUNT VERNON UGA
(URBAN RESERVE RESIDENTIAL)**

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|------------------------------------|--------------|
| DWG No. | 18048GIS.DWG |
| JOB #: | 18048 |
| NEIGHBORHOOD DETAIL MAP | |

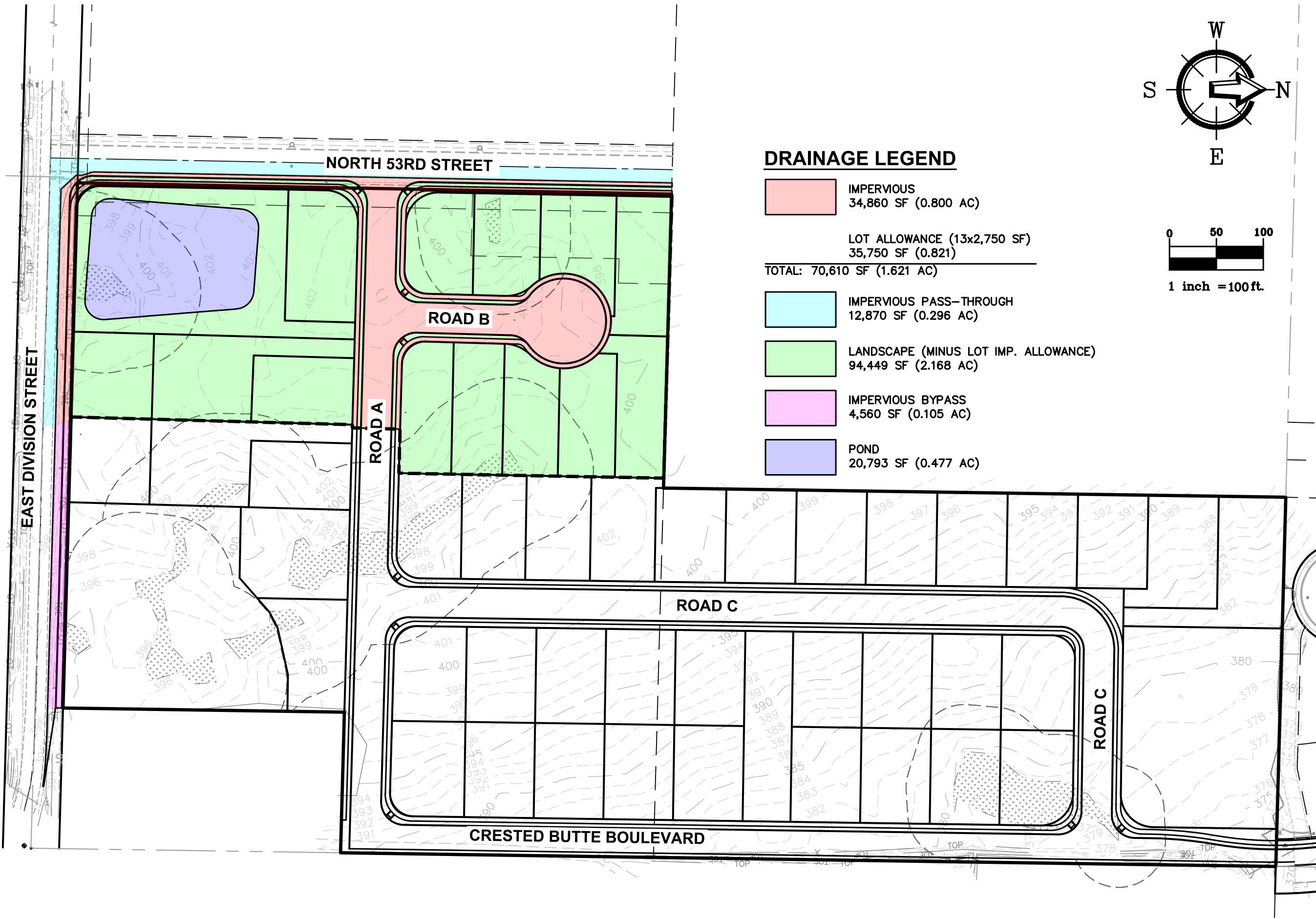


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**F R E E L A N D
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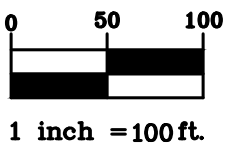
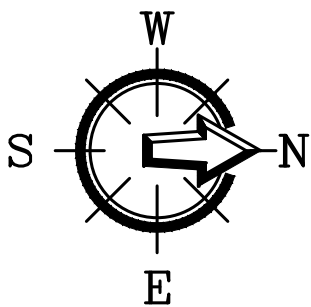
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| DATE | 2-22-2019 |
| SHEET | VIC1 |

Stormwater Basin Exhibits



DRAINAGE LEGEND

- IMPERVIOUS
34,860 SF (0.800 AC)
 - LOT ALLOWANCE (13x2,750 SF)
35,750 SF (0.821)
 - LANDSCAPE (MINUS LOT IMP. ALLOWANCE)
94,449 SF (2.168 AC)
 - IMPERVIOUS BYPASS
4,560 SF (0.105 AC)
 - POND
20,793 SF (0.477 AC)
- TOTAL: 70,610 SF (1.621 AC)



SHEET CONTENTS

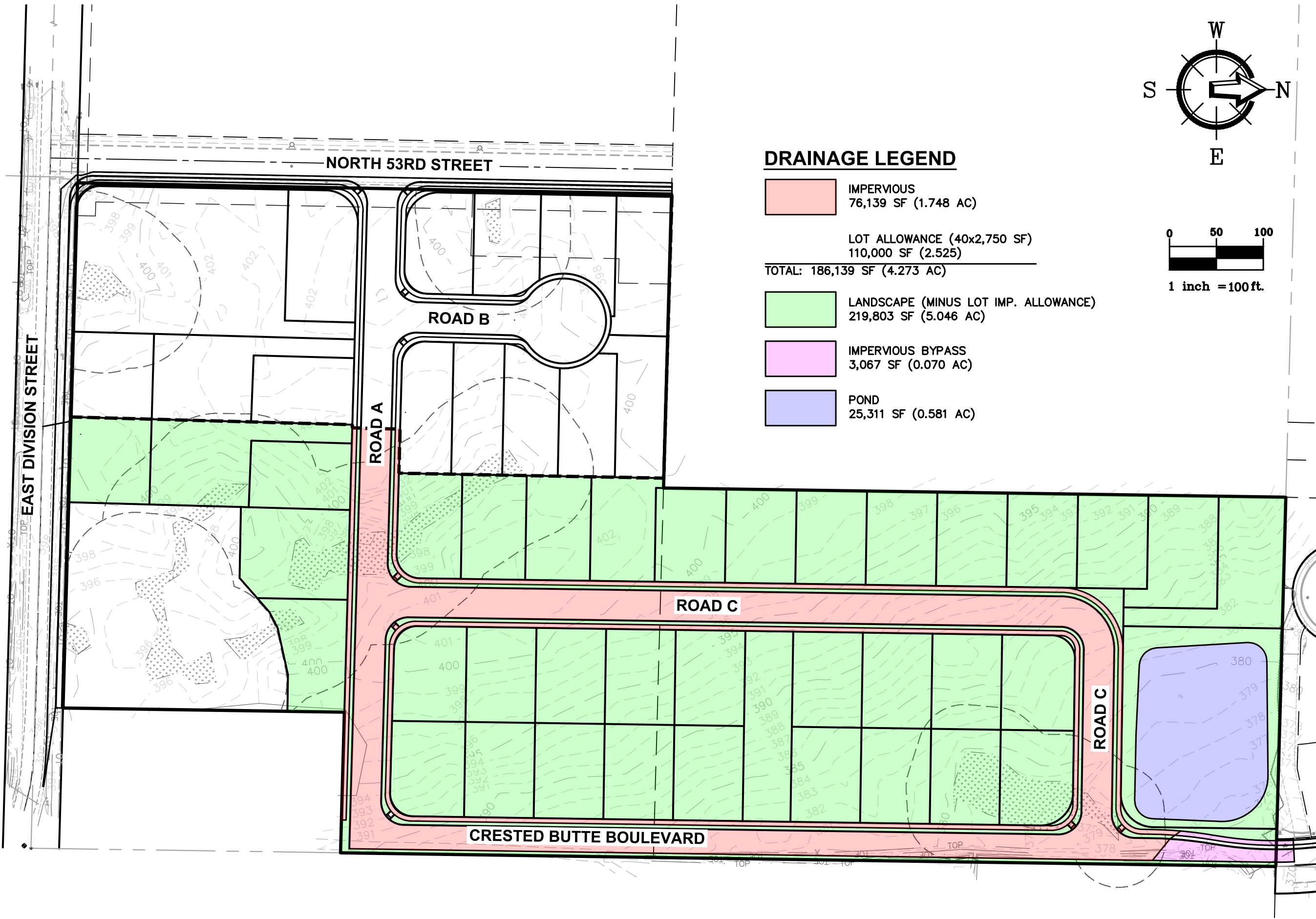
POST-DEVELOPMENT BASIN MAP
(SOUTH POND)

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F R E E L A N D
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| JOB # | 18048 | DATE | FEBRUARY, 2019 |
| DRAWING # | 18048SP7.DWG | SHEET NAME | EXH1 |



SHEET CONTENTS

**POST-DEVELOPMENT BASIN MAP
(NORTH POND)**

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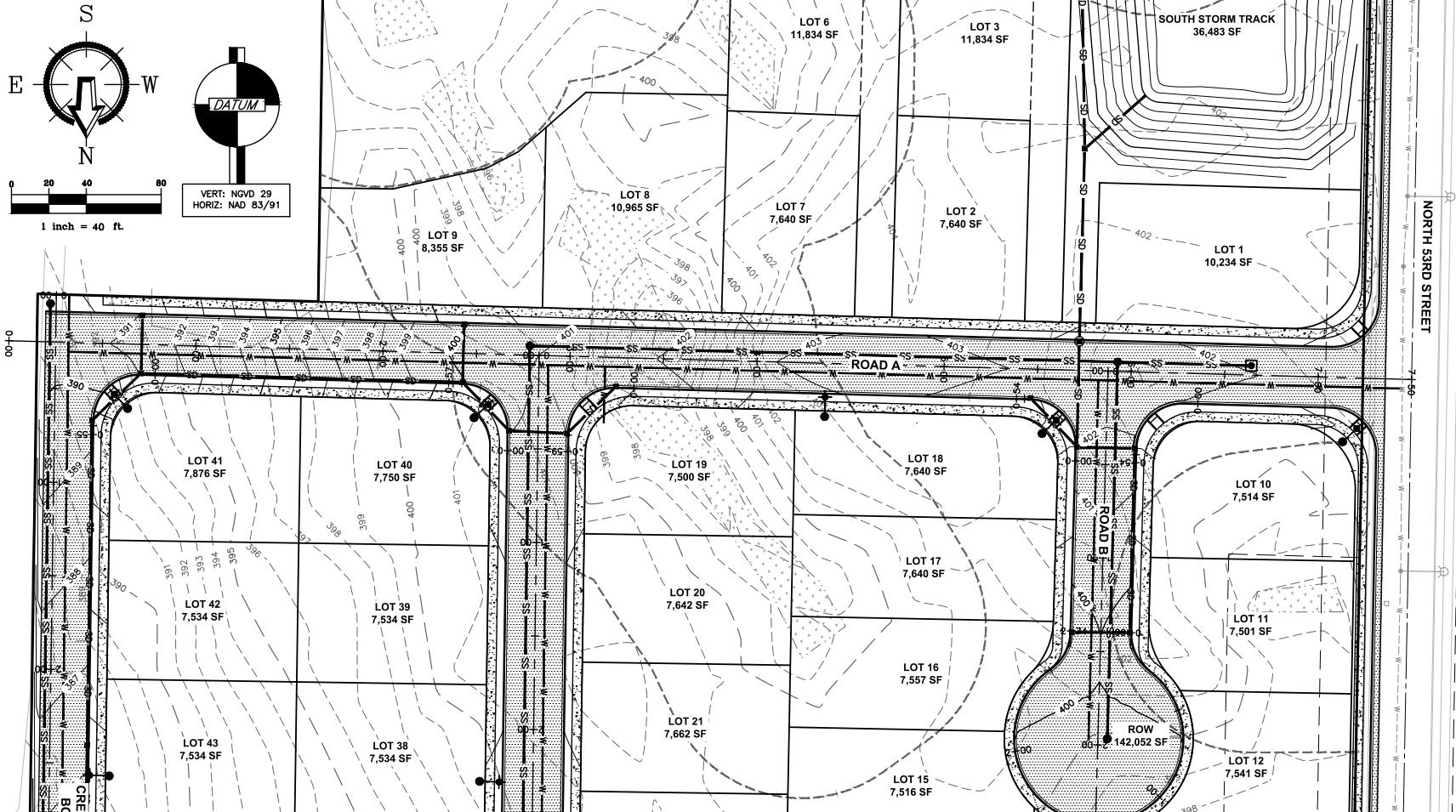
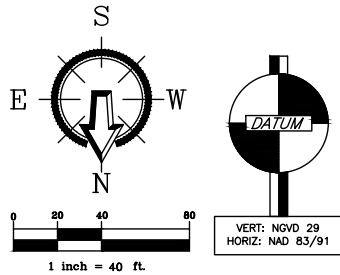


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& A S S O C I A T E S**

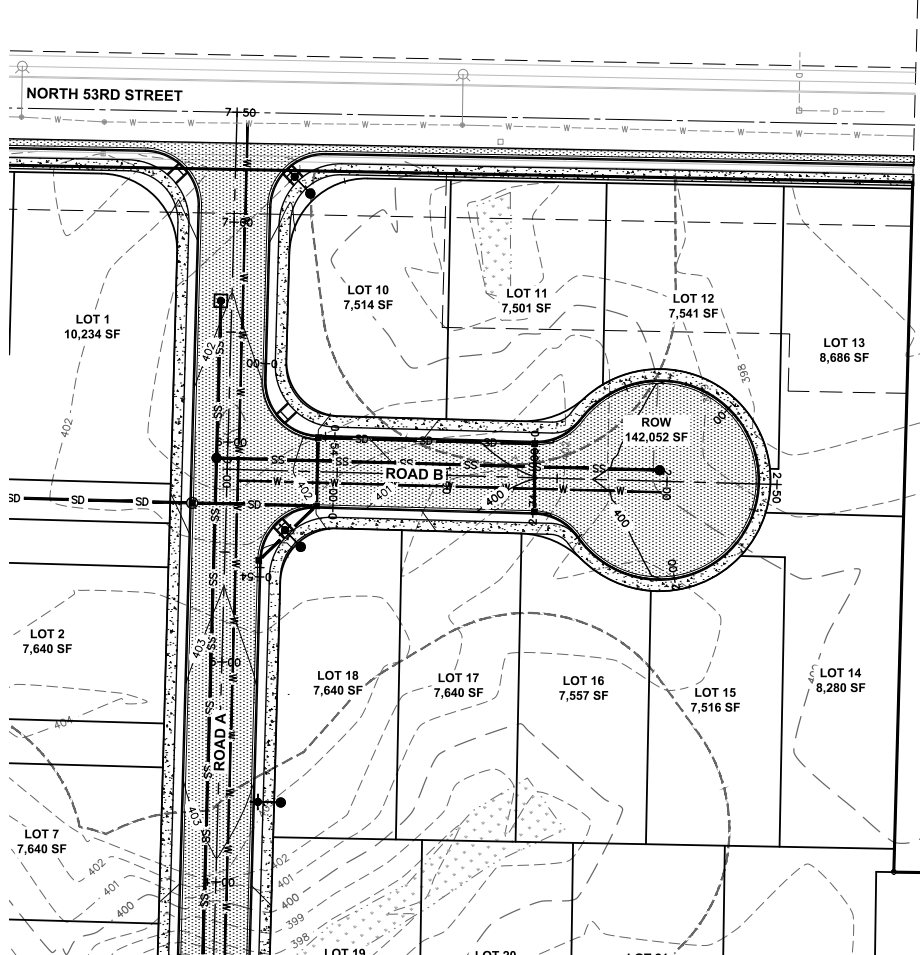
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| JOB # | 18048 | DATE | FEBRUARY, 2019 |
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Preliminary Plans

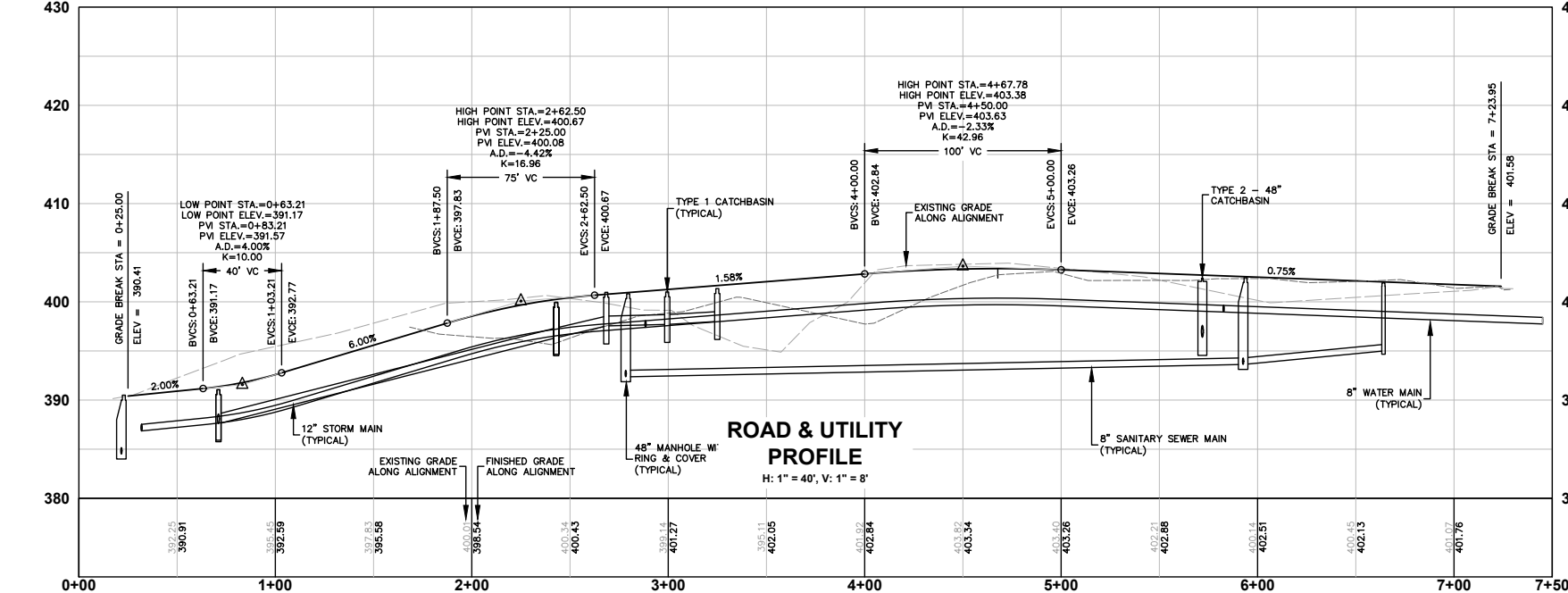




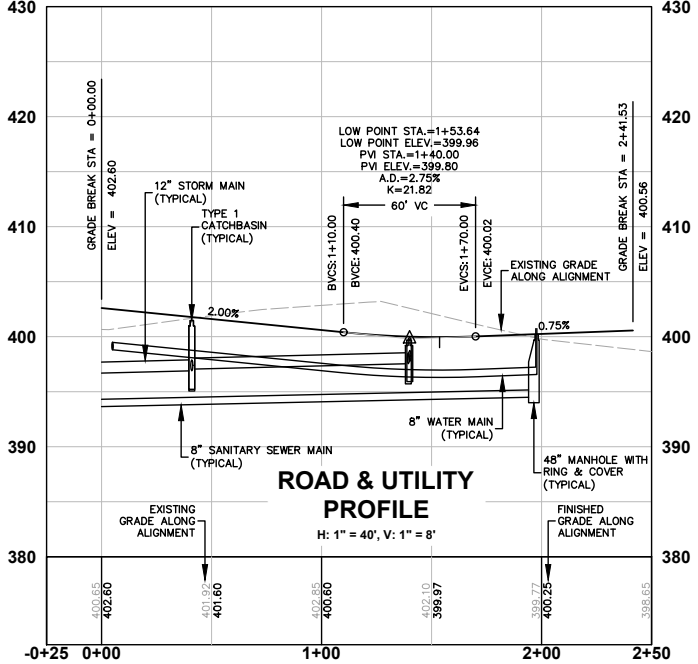
ROAD & UTILITY PLAN
H: 1" = 40'



ROAD & UTILITY PLAN
H: 1" = 40'



ROAD & UTILITY
PROFILE
H: 1" = 40', V: 1" = 8'



ROAD & UTILITY
PROFILE
H: 1" = 40', V: 1" = 8'



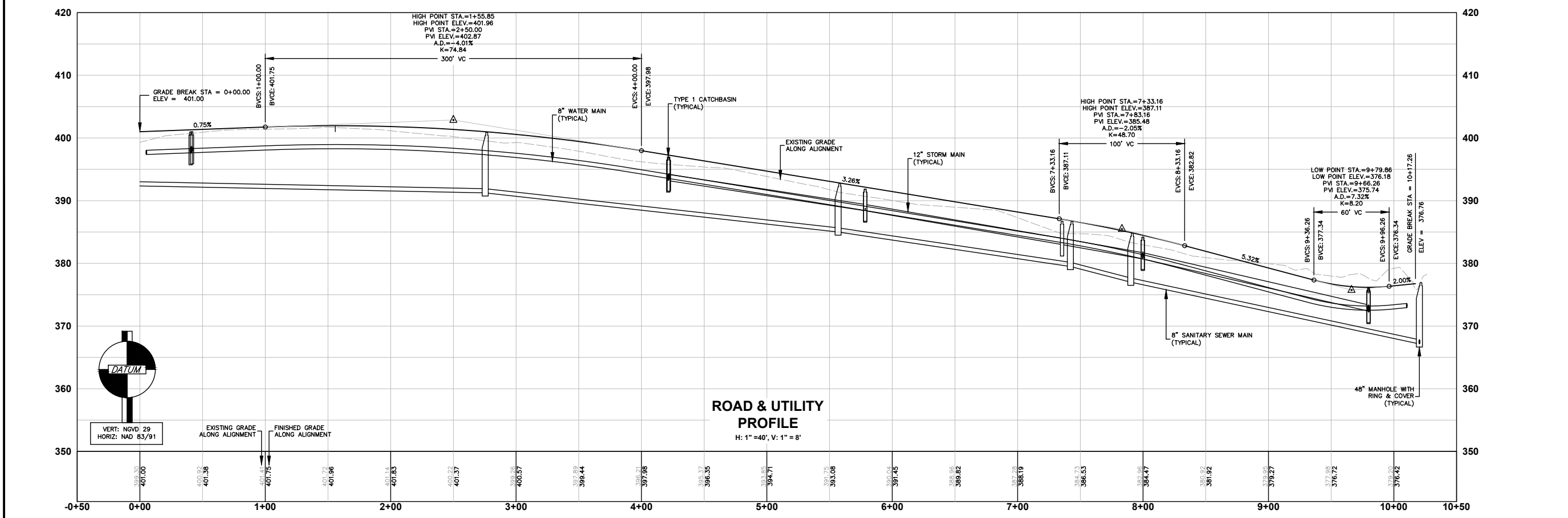
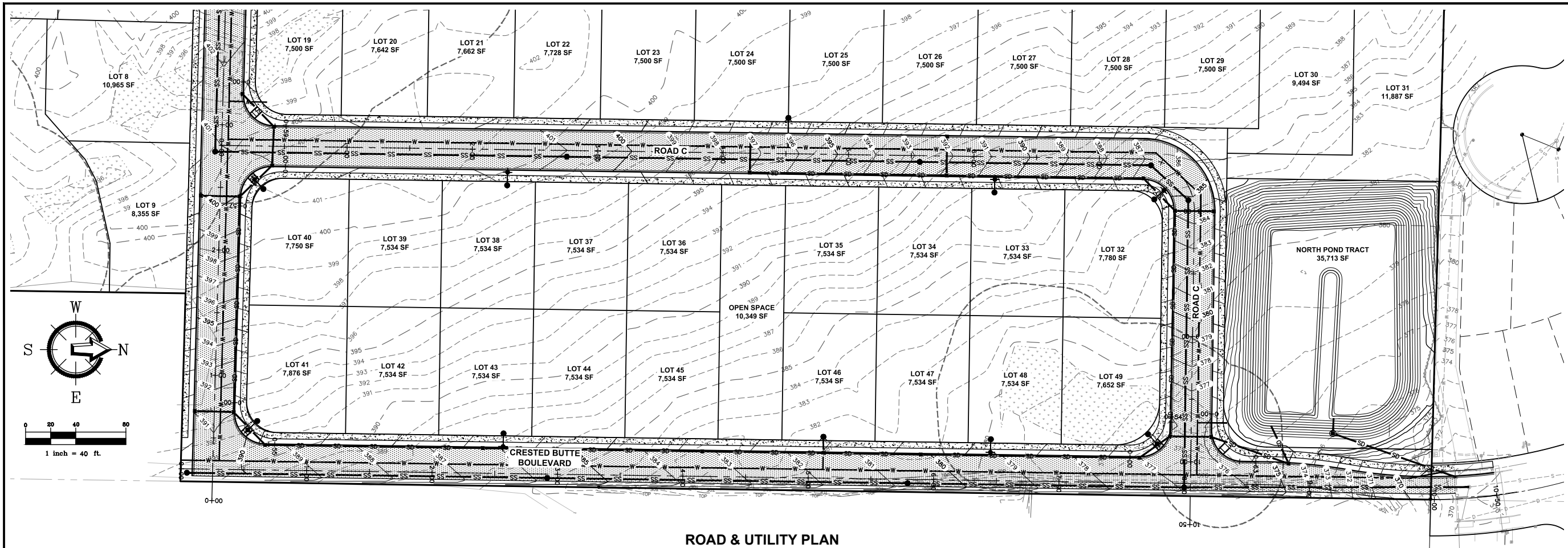
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| | | |

CLIENT: **ALITAYSI**
1708 F STREET
BELLINGHAM, WA
CALL BEFORE YOU DIG
FOR BURIED UTILITY LOCATIONS
1-800-424-6555

PROJECT LOCATION: **HIGH POINT ESTATES**
DRAWN BY: EJP
CHECKED BY: MDB
DESIGNED BY: JPS

SHEET CONTENTS: **ROAD A & B PLAN & PROFILE**

PRELIMINARY
JOB #: 18048
DATE: 2-22-2019
SCALE: HORIZ: 1"=40'
VERT: 1"=8'
SHEET: **C3**



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FREELAND & ASSOCIATES

| | |
|--------------|--|
| BY: | |
| DESCRIPTION: | |
| DATE: | |
| REV: | |

ALITAYSI
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BELLINGHAM, WA

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HIGH POINT ESTATES

DRAWING #:
18048SP7.DWG

DRAWN BY:
EJP

CHECKED BY:
MDB

ROAD C PLAN & PROFILE

PRELIMINARY

JOB #:
18048

DATE:
2-22-2019

SCALE:
HORIZ: 1" = 40'
VERT: 1" = 8'

SHEET:
C4

